

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: WVR-14008 –APPLICANT: PULTE HOMES - OWNER:
HOWARD HUGHES CORPORATION**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The development shall be in conformance with all applicable conditions of approval for the Zoning Application (Z-0135-93), Director's Business request (DIR-3934), Development Agreement (DA-0002-93), Major Modification (MOD-12395), City Referral Group CRG-13659, Site Development Plan Review (SDR-14047) and with the approved Summerlin Development Standards.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. The design and layout of all onsite private circulation and access drives must comply with all the fire code requirements for emergency fire access.
4. The cluster of units located within Danbury (a single family attached residential subdivision) at the northeast corner of the main loop street shall be redesigned to provide two connection points to the private street.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Waiver of Title 18.12.130 to allow private drive aisles in excess of 150 feet to terminate without a cul-de-sac on 314 acres at the northwest corner of Lake Mead Boulevard and I-215.

EXECUTIVE SUMMARY

Public Works recommends approval with a condition to address one private drive location designed with a T-intersection where the private drive length exceeds 150-feet and shows only one connection to the private street.

BACKGROUND INFORMATION

A) Related Actions

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|----------|---|
| 02/16/94 | The City Council approved a Development Agreement (DA-0002-93) for Summerlin Villages 10, 11, 12 and 26. This Development Agreement contains provisions regarding the reservation of water, the location of temporary batch plants, park sites, future annexations and amendments to the Summerlin Development Standards. The Planning Commission recommended approval on 01/13/94. |
| 02/16/94 | The City Council approved Rezoning request (Z-0135-93), which rezoned lands west of Hualapai Way, between Charleston Boulevard and Cheyenne Avenue, from NU (Non-Urban) to PC (Planned Community). The Planning Commission recommended approval on 01/13/94. |
| 09/15/04 | The City Council approved a Director's Business item (DIR-3934) in which revised development standards for Summerlin were adopted. The Planning Commission recommended approval on 04/22/94. |
| 11/09/05 | The Summerlin City Referral Group approved a request for a Summerlin Site Development Plan Review (CRG-9964) for a proposed Aggregate Processing Batch Plant south of Cheyenne Avenue, west of the 215 Beltway, on a portion of the subject parcel. |

- 06/07/06 The Summerlin City Referral Group approved a request for a Major Modification (MOD-12395) to the Summerlin Master Plan to amend the existing land use designation from ER (Estate Residential) to SF-3 (Single Family Detached), MF-2 (Medium Density Multi-Family), COS (Community Open Space) and COS-1 (Drainage Channel) on the subject property under (CRG-13659).
- 06/07/06 The City Council approved a request for a Major Modification (MOD-12395) to the Summerlin Master Plan to amend the existing land use designation from ER (Estate Residential) to SF-3 (Single Family Detached), MF-2 (Medium Density Multi-Family), COS (Community Open Space) and COS-1 (Drainage Channel) on the subject property. The Planning Commission recommended approval.
- 06/08/06 The Summerlin City Referral Group approved a request for a Review of Condition (ROC-14019) of Summerlin Site Development Plan Review (CRG-9964) for a proposed aggregate processing batch plant south of Cheyenne Avenue, west of the 215 Beltway to allow extend hours of operation of 6:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 3:00 p.m. on Saturday.
- 07/13/06 The Planning Commission recommended approval of companion items WVR-14007, WVR-14009 and SDR-14047 concurrently with this application.
- 07/13/06 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #61/dr).

B) Pre-Application Meeting

- 06/02/06 A pre-application meeting was held where the applicant agreed to submit a Site Development Plan Review prior to the submission the Tentative Map. At this meeting Public Works indicated that multiple Waivers and Deviations would also been needed prior to submission of the Tentative Map. Staff requested a revised open space plan be submit as part of the Site Development Plan Review.

C) Neighborhood Meetings

- 04/03/06 The applicant sponsored a neighborhood meeting at 6 p.m. at the Desert Vista Community Center, 10360 Sun City Boulevard. There were four applicant's representatives and a city representative in attendance. The applicant made a presentation that focused on the following points regarding the application:
- Major Modification of Summerlin West Master plan
 - 1,700 units planned on approximately 314 acres (now down to 1,539)
 - Single family attached and detached product

Seventeen members of the public attended, and had the following questions/comments:

- **We don't want the Lake Mead Interchange.**
- **What types of product will there be?** There will be five types of product, one of which will be attached townhomes. The height will be limited to two stories.
- **Will there be any blasting?** If there will be any blasting it will be limited to along the westernmost perimeter of the development.
- **How will flooding be controlled?** There is a drainage channel along the eastern perimeter, between the development and 215.
- **How high will the Lake Mead interchange be?** Since the freeway is depressed the bridge will be at grade.
- **When will the development be finished?** Completion will be between 2010 and 2012.
- **What will the new density be?** The overall density will be a little more than 5 dwelling units per acre.
- **What about dust?** The standard methods for dust suppression will be followed.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 314 Acres

B) *Existing Land Use*

Subject Property: Vacant

North: Vacant

South: Vacant

East: Public Right of Way (215), Sun City Summerlin

West: Vacant

C) *Planned Land Use*

Subject Property: SF3 (Single Family Detached), MF2 (Medium Density Multi-Family), COS (Community Open Space) and COS-1 (Drainage Channel)

North: Clark County

South: SF3 (Single Family Detached), MF2 (Medium Density Multi-Family), VC (Village Commercial)

East: Public Right of Way (215), Sun City Summerlin

West: Clark County

D) Existing Zoning

Subject Property: P-C (Planned Community Development)
North: County
South: P-C (Planned Community Development)
East: P-C (Planned Community Development)
West: P-C (Planned Community Development)

E) General Plan Compliance

The subject site is located in the Southwest Sector of the General Plan as part of the Summerlin Development Agreement Area. The site has a land use designation of SF3 (Single Family Detached), MF2 (Medium Density Multi-Family), COS (Community Open Space) and COS-1 (Drainage Channel) which was modified by the approval of a Major Modification (MOD-12395). The subject site is in compliance with the General Plan and the Summerlin Development Agreement.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Summerlin	X	
Special Overlay District		X
Trails	X	
Rural Preservation Neighborhood		X
Development Impact Notification Assessment	X	
Project of Regional Significance	X	

Trails

The Beltway Trail is located along the eastern boundary of the subject site. This trail is part of the Beltway and will be developed by the City of Las Vegas and Clark County.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

18.12.130 Cul-de-sacs

Cul-de-sacs shall be designed and installed in accordance with City standards. For public streets which terminate other than at an intersection with another public street, the termination shall be provided by means of a circular cul-de-sac of a sufficient diameter to accommodate emergency service vehicles for termination. For private streets or drives which terminate at a length over one hundred fifty feet, there shall be either a circular turn-around or emergency service vehicle access gates.

B) General Analysis and Discussion

This request applies to private drives that are proposed to be narrower than Summerlin Development Standards (23-feet) and Title 18 Standards (24-feet) as a part of Waiver WVR-14007.

FINDINGS

Public Works recommends approval to the Request for a Waiver of Title 18.12.130 to allow private drives that exceed 150-feet to terminate without a cul-de-sac or emergency access gate, as long as fire services requirements are complied with. A condition was added to address one private drive location designed with a T-intersection where the private drive length exceeds 150-feet and shows only one connection to the private street.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 438 by Planning Department

APPROVALS 0

PROTESTS 1